

1 BILL NO. R-83-12- 20

2 DECLARATORY RESOLUTION NO. R- 129-*fs*

3 A DECLARATORY RESOLUTION confirming
4 the designation of an "Economic Re-
5 vitalization Area" under I.C. 6-1.1-
6 12.1.

7 WHEREAS, Common Council has previously designated by
8 Declaratory Resolution the following described property as an
9 "Economic Revitalization Area" under Division 6, Article II,
10 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,
11 of 1974, as amended and I.C. 6-1.1-12.1, to-wit:

12 Part of the Northeast Quarter of
13 Section 31, Township 31 North,
14 Range 13 East, in Allen County,
15 Indiana, in particular described
16 as follows:

17 Commencing on the East line of
18 said Quarter Section, as defined
19 by the centerline of the Hobson
20 Road, at a point situated 375.3
21 feet North of the South line of
22 said Quarter Section; thence
23 North on the East line of said
24 Quarter Section, 130.0 feet;
25 thence West on a line parallel
26 to the South line of said Quarter
27 Section, a distance of 330.0 feet;
28 thence South on a line parallel
29 to the East line of said Quarter
30 Section, a distance of 130.0 feet;
31 thence East a distance of 330.0
32 feet to the point of beginning,
subject to an egress and ingress
easement over the West 30 feet of
the East 70 feet of the North 130
feet of the South 505.3 feet of the
Northeast Quarter of Section 31,
Township 31 North, Range 13 East,
Allen County, Indiana, together
with an egress and ingress easement
over the West 30 feet of the East
70 feet of the North 32.3 feet of
the South 537.6 feet of the North-
east Quarter of Section 31, Township
31 North, Range 13 East, Allen County,
Indiana;

33 said property more commonly known as 2415 Hobson Road and 2419
34 Hobson Road, Fort Wayne, Indiana; and

1 Page Two
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WHEREAS, recommendations have been received from the Committee on Finance and the Department of Economic Development concerning said Resolution;

WHEREAS, notice of the adoption and substance of said Resolution has been published in accordance with I.C. 5-3-1 and a public hearing has been conducted on said Resolution;

WHEREAS, if said Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, the Fort Wayne Redevelopment Commission has adopted a Resolution approving the designation.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

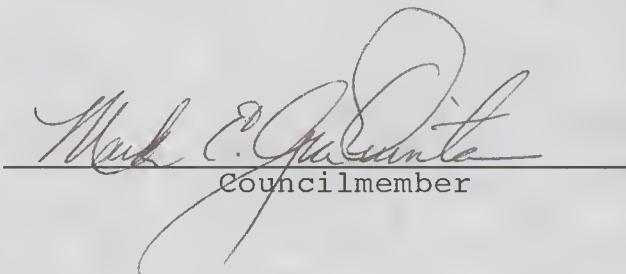
SECTION 1. That, the Resolution previously designating the above described property an "Economic Revitalization Area" is confirmed in all respects.

SECTION 2. That, the above described property is hereby declared an "Economic Revitalization Area" pursuant to I.C. 6-1.1-12.1, said designation to begin on the effective date of this Resolution and continue for one (1) year. Said designation shall terminate at the end of that one (1) year period.

SECTION 3. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

APPROVED AS TO FORM
AND LEGALITY

Bruce O. Boxberger, City Attorney



Mark E. Galante
Councilmember

Read the first time in full and on motion by GiaQuinta, seconded by Stier, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on Wednesday, December 13, 1983, at 7:30 o'clock P.M., E.S.T.

DATE: 12-13-83

Sandra F. Kennedy
CITY CLERK

Read the third time in full and on motion by GiaQuinta, seconded by Stier, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>BRADBURY</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>BURNS</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>EISBART</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>GiaQUINTA</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>SCHMIDT</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>SCHOMBURG</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>SCRUGGS</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>STIER</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>TALARICO</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>

DATE: 12-27-83

Sandra F. Kennedy
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL) (APPROPRIATION) ORDINANCE (RESOLUTION) NO. Q-129-83 on the 27th day of December, 1983.

Sandra F. Kennedy
CITY CLERK

(SEAL)

Barry A. Ebbert

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 28th day of December, 1983, at the hour of 1:00 o'clock P.M., E.S.T.

Sandra F. Kennedy

CITY CLERK

Approved and signed by me this 28th day of December, 1983, at the hour of 4 o'clock P.M., E.S.T.

WIN MOSES, JR.
WIN MOSES, JR. - MAYOR

No 2

October 3

1983

Received from F. W. Toenges & Sons Inc.

Fifty and

100/100 Dollars

Application for Tax Abatement

\$ 50.00

F. W. Toenges

F. W. TOENGES & SONS INC.
SHOE STORE
2728 EAST STATE BLVD.
FORT WAYNE, INDIANA 46805

30818



INDIANA BANK
AND TRUST CO.
FORT WAYNE, INDIANA 46801

SEPT. 28, 1983

71-34
749

PAY FIFTY AND 00
DOLLARS \$ 50.00

TO
THE
ORDER
OF
City of Ft. WAYNE

F. W. Toenges

10308180100749003430 4304 270 2040

F. W. TOENGES & SONS INC.
SHOE STORE

DETACH AND RETAIN THIS STATEMENT
THE ATTACHED CHECK IS IN PAYMENT OF ITEMS DESCRIBED BELOW
IF NOT CORRECT PLEASE NOTIFY US PROMPTLY. NO RECEIPT DESIRED.

DELUXE - FORM WVO-2 V-SPL 7-4-BDNIA

PALANCE		DATE OF INVOICE	NUMBER	ITEM	ACCOUNT NUMBER	GROSS AMOUNT	DISCOUNT	NET AMOUNT
DEPOSITS		9/28/83		Application for TAX Abatement Program	3-640	50.00		
CK. AMT.		GROSS WAGES	FED. W.H. TAX	F.I.C.A.	STATE W.H. TAX	INS.	MISC.	NET WAGES
BALANCE								

APPLICATION FOR CONSIDERATION FOR
DESIGNATION AS AN URBAN DEVELOPMENT AREA

SEP 30 1973

SEP 30 1973

This Application is to be completed and signed by the owner of the property where property redevelopment or rehabilitation is to occur. The Common Council of the City of Fort Wayne reviews this Application for designation as an "Urban Development Area" in discharge of its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977 and amended in 1979. The Common Council makes no representation as to the effect of a designation granted by the Council for purposes of any further applications or approvals required under Public Law 69, and makes no representation to an applicant concerning the validity of any benefit conferred under Public Law 69.

1. Address of Property <u>2415 Johnson</u> <u>2419 Johnson - Dease</u>	7. Owner(s) <u>J.W. Tonnes & Son</u>
Street Boundaries (if applicable) <u>located on the west side of Hibbard Rd.,</u> <u>just north of State St.</u> <u>FORT WAYNE, IN</u>	8. Address of Owner(s) <u>2728 E. State</u> <u>H. W. Yarz, Jr. 46805</u>
2. Legal Description of Property <u>SEE ATTACHED</u>	9. Telephone Number <u>483-5219</u>
3. Township <u>ST. JOSEPH</u>	10. Agent of Owner (if any)
4. Taxing District _____	11. Address _____
5. Current Zoning District _____	12. Telephone Number _____
6. Variance Grant (if any) <u>NONE</u>	13. Relationship of Agent to Owner _____
15. Current Use of Property	14. Instrument Number of Commitments or Covenants Enforceable by City (if any) <u>NONE</u>
(a) How is property presently used? <u>VACANT</u>	
(b) What structure(s) (if any) are on the property? <u>NONE</u>	
(c) What is the condition of this structure/these structures? <u>GOOD</u>	
16. Current Assessment on Land and Improvements	
(a) What is the amount of latest assessment? <u>Land Value \$5500.00</u>	
(b) What is the amount of total property taxes paid the immediate past year? (indicate amount of land assessment and assessment on improvements) <u>\$400.00</u>	

17. Description of Project See Attached

18. Development Time Frame

(a) When will physical aspects of development or rehabilitation begin? Nov. 15, 1963

(b) When is completion expected? Four Months

19. Cost of project (not including land cost) \$495,720.45

20. Permanent Jobs Resulting from Completed Project See Attached

(a) How many permanent employees will be employed at or in connection with the project after it is completed?
SEE ATTACHED

(b) What kind of work will employees be engaged in?
SEE ATTACHED

(c) How many jobs new to Fort Wayne will be created as a result of project completion? SEE ATTACHED

21. Additional municipal services necessitated by project (eg. enlargement of sewer, improvement of streets) None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

23. Furtherance of City Development Objectives (circle letter and explain)

(a) Will the project improve utilization of vacant under-utilized land? YES - See Attached

(b) Will the project improve or replace a deteriorated or obsolete structure?

(c) Will the project preserve a historically or architecturally significant structure? _____

(d) Will the project contribute to the conservation and/or stability of a neighborhood? Continue the growth of the business community & put an end to the property being used as a truck parking lot

(e) Will the project provide a more attractive appearance for the City (eg. restoration of a facade, landscaping, new design)? Replace worn/ugly lot with modern, landscaped, new building

24. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

Yes

No

25. Financing on Project

What is the status of financing connected with the project?

Application submitted for economic development funds

I hereby certify that the information and representations on this Application are true and complete.

F.W. Berger
Signature(s) of Owner(s)

9/28/83
Date

Part of the Northeast Quarter of Section 31, Township 31 North, Range 13 East, in Allen County, Indiana, in particular described as follows:

Commencing on the East line of said Quarter Section, as defined by the centerline of the Hobson Road, at a point situated 375.3 feet North of the South line of said Quarter Section; thence North on the East line of said Quarter Section, 130.0 feet; thence West on a line parallel to the South line of said Quarter Section, a distance of 330.0 feet; thence South on a line parallel to the East line of said Quarter Section, a distance of 130.0 feet; thence East a distance of 330.0 feet to the point of beginning, subject to an egress and ingress easement over the West 30 feet of the East 70 feet of the North 130 feet of the South 505.3 feet of the Northeast Quarter of Section 31, Township 31 North, Range 13 East, Allen County, Indiana, together with an egress and ingress easement over the West 30 feet of the East 70 feet of the North 32.3 feet of the South 537.6 feet of the Northeast Quarter of Section 31, Township 31 North, Range 13 East, Allen County, Indiana.



2728 E. State St.

Fort Wayne, Indiana 46805

Phone 484-4742

TOENGES
Shoes

A description of our proposed project demands the following definition for layman comprehension: Pedorthics, as per Dorlands Medical Dictionary, is the art concerned with the design, manufacture, fit and modification of shoe and related foot appliances as prescribed for the amelioration of painful or disabling conditions of the foot and limb.

Nationally, news services have related that the belief of medical officials is that health care of the foot will become the fastest growing health service of the next decade. In fact H.E.W. has just started an evaluation study of pedorthics. This study will be headed by Dean Morgan, Certified Pedorthist who has established a pedorthic facility in Dallas, Texas such as the one we propose.

Therefore, it is our purpose to establish a 9,000 sq. ft. pedorthic center to provide services for all types of juvenile and adult problems. Our project is predicated on several factors that have affected footwear and created a need for a pedorthic center. The need is created by foot injuries resulting from athletics, dance, accidents, the aging process, pathological and congenital problems.

The services we will provide include footwear modification ranging from general public's demand in athletic, *aérobics* and dance to the technical need for custom-made and custom-molded footwear. The middle range of modification includes shoe repairing, the fabrication of foot orthosis and prothesis and pedorthic evaluation. Specifically, individuals with foot and



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Fort Wayne, Indiana 46805
Phone 484-4742

TOENGES
Shoes

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gait problems would require continual research and development of shoe Modification. For example, the implementing of a walking ramp in our construction plans will provide a valuable tool for studying the walking gait of individuals with problems caused by any one of the reasons before listed. By using a walking platform with stations for foot stress inprints, floor reaction inprints, video gait tapes, possible laser leg discrepancy measurement device and pressure recording devices, information can be gathered and used by Orthopedic Surgeons, Podiatrists and others in helping their patients. The potential number of people this could apply to is in the millions nationwide.

With doctor referrals, being able to provide services to people who suffer from these various deficiencies will create more technical related job openings, bring in people from outside the Fort Wayne area. An example was our dispensing the Clawson Rocker. We were the only facility in a seven state area with this service and we had people coming from Iowa, Wisconsin, Michigan, Illinois, Ohio, New York and Florida.

Presently, as indicated, we are involved in pedorthic service on a limited basis (due to lack of space) a basis which has grown to a degree that indicates the potential of our project and our estimates are based on an extremely conservative projection. It is estimated that the number of people in the United States suffering from Diabetis and Rhuematoid Arthritis (two diseases helped by pedorthics) is over 10 million. In the juvenile athletic field, the variety of sports being



2728 E. State St.

Fort Wayne, Indiana 46805

Phone 484-4742

TOENGES
Shoes

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offered has expanded greatly and many of these activities are also enjoyed by teenagers and adults, not to mention aerobics and all forms of dance.

To complete the pedorthic picture, we plan to have a repair shop, a casting room, to make positive casts for custom molded shoes, custom made shoes, foot orthosis and foot prothesis. All of the factors hereto described provide the necessary tools for the research and development for the problem solving involved in pedorthic services.

The project, as described, means a large investment in footwear inventory, including a width structure AAAA through EEEE, an inventory which is purchased from U.S. manufacturers. In addition, our proposed project will provide employment possibilities for repairmen, orthopedic repair technicians, and custom shoe makers, certified pedorthists, professional shoe fitters, merchandise managers, cast technicians and stock clerks. Another factor is the second story of the building will be used to complete our retail computor software programs. These programs will be used in our operation, sold to other similar type businesses and leased to still others on a time-sharing basis. To provide the time-sharing we will be expanding our own computor system and generate the data for the leasees.

The number of new employees will be determined, in large part, by the monetary effort we can afford to expend in informing and accomodating our new clientle. This will be directly influenced by our success in securing the most economical financing. Economical financing for this project will also influence our future plans for additional expansion.



2728 E. State St.
Fort Wayne, Indiana 46805
Phone 484-4742

TOENGES
Shoes

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Regarding the question of employment loss to the community (referred to in IV.D.) the point of consideration would be the recent loss of lease at our W. State location. The employees there have been kept on with this new project in mind. Without this expansion, these employees will not be required.

HISTORY

Our company was established in 1891 on Maumee Ave. by Fred W. Toenges. He was succeeded by his two sons, John and Arthur Toenges. The present President of the corporation is the grandson, Fred W. Toenges, and the vice president is the great grandson, Fred (Buck) Toenges. Presently the corporation has four retail outlets, with the majority of the employees under age 35 and 6 who are college graduates.

Fred W. Toenges, Pres., is a Certified Pedorthist and has successfully completed Pedorthic courses at Temple University, Ball State, North Western School of Orthotics and Prosthetics, New York University Medical Graduate School of Orthotics and Prosthetics, and three courses at the Federal Hospital in Carville, La. He has also lectured in Pedorthics at Seminars in New Orleans, Dallas, Columbus and Cincinnati, Ohio, Chicago Indianapolis and Ft. Wayne, In. As a member of the Prescription Footwear Association, he has served as Education Chairman and contributed to the courses presented at North Western and New York Universities. Mr. Toenges has also served as a member of the board of directors of PFA for 10 years and it's President in 1980-1981. Presently he is on the Board of Certified Pedorthists and is the Credentialling Chairman.

BILL NO. R-83-12-20

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS REFERRED AN
XXXXXXXXX X ORDINANCE A DECLARTORY RESOLUTION confirming the designation of an
"Economic Revitalization Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE *DO* PASS.

MARK E. GIAQUINTA, CHAIRMAN

JAMES S. STIER, VICE CHAIRMAN

JANET G. BRADBURY

SAMUEL J. TALARICO

DONALD J. SCHMIDT

NDINANCE ✓ PASS.
Mark E. Dauta

John H.

Janet G. Bradbury
Samuel J. Talarico
OJSJ

Concurrent
12-27-83

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution 07-83-12-20DEPARTMENT REQUESTING ORDINANCE Economic DevelopmentSYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation of an "Economic Revitalization Area" under I.C. 6-1.1-12.1.(Said property more commonly known as 2415 Hobson Road and 2419
Hobson Road - F. W. Toenges & Sons, Inc.)EFFECT OF PASSAGE The project will improve utilization of vacant underutilized land.EFFECT OF NON-PASSAGE Opposite of the above.MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$495,720.00 (not including land cost)

ASSIGNED TO COMMITTEE (PRESIDENT) _____